

**1/23 Weir Street, Balwyn, Vic 3103**

**HEAVYSIDE**

**Unit For Sale**

Saturday, 17 February 2024

1/23 Weir Street, Balwyn, Vic 3103

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 203 m2**

**Type: Unit**



Tim Heavyside  
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Wendy Zhou  
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**\$1,400,000 - \$1,500,000**

Watch the auction live here: <https://heavyside.co/live-auction/THE PROPERTY> Perfectly positioned in a premium sought-after locale, this impressive fully renovated townhouse offers a contemporary lifestyle in luxurious surroundings. Poised at the front of a boutique block of four, this exceptional home welcomes you inside with a tranquil private patio flaunting bluestone paving and steps complete with feature LED lights. Inside, the open plan living zone is awash with opulence and certain to impress, with engineered oak floors extending throughout. Enhancing the sleek skylit kitchen, dolomite stone benches and splashbacks, integrated Liebherr fridge/freezer, integrated Fisher & Paykel dishwasher and 180 bottle Vintec wine fridge, while bi-fold doors open out to the tranquil rear deck, inviting effortless alfresco dining. Accommodation is ample with a lavish main boasting a built-in robe and fully tiled stone ensuite complete with underfloor heating, with two further bedrooms with built-in robes serviced by the equally impressive family bathroom. Additional fabulous inclusions of a laundry with stone surfaces, CCTV cameras and alarm, underfloor insulation, sound proofed bedrooms, roof storage, remote garage and ducted reverse cycle heating and cooling make this immaculate home a must see.

**THE FEATURES**

- Luxurious, low-maintenance three-bedroom, two-bathroom townhouse
- Ideally positioned at the front of a boutique block of four
- Sleek stone kitchen features premium integrated appliances
- Lavish main bedroom includes built-in robe & elegant ensuite
- Two further bedrooms with BIRs, one ideal as a home office
- Stunning family bathroom includes rain shower over bath, vanity & toilet
- Serene front patio & rear alfresco deck, ideal for entertaining
- Private driveway to single remote garage with rear access
- Ducted heating & air conditioning for optimum year-round ambience

**THE LOCATION** Adding to the allure of this enticing home, an enviable location just a short walk to Balwyn Village shops and cafés, close to trams and parkland, plus an array of coveted schools in the area including Balwyn Primary, Fintona Girls School and Camberwell Grammar.

**THE TERMS:** 30|60|90 Days